

**INLAND WETLANDS AND WATERCOURSES COMMISSION
PLAINVILLE, CONNECTICUT**

**MINUTES
October 4, 2017**

REGULAR MEETING AT 7:00 P.M.

**MUNICIPAL CENTER
ROOM 304**

PRESENT: P. Kilby, M. Goulet, S. McMahon
S. Emmendorfer
STAFF PRESENT: Garrett Daigle, Mark Devoe
ALTERNATES PRESENT: T. Kijanka
EXCUSED ABSENCE: R. Michalic

1. ROLL CALL

A motion was made by: P. Kilby to elevate the alternate.

Seconded by: S. Emmendorfer

All in Favor 4 to 0

Motion Passes

2. PUBLIC COMMENTS

None

3. PUBLIC HEARINGS

None

4. UNFINISHED BUSINESS

**1. IW 08/17 #010 – Wetland Permit – Town of Plainville – Town-Wide
General Maintenance Permit**

Every 5 Years the Town applies for a wetland permit for the roadways division in order to maintain existing drainage structures that currently discharge into the wetlands.

The proposal is for a General Maintenance permit. The activities include removal of detritus and sediment that could block drainage structures, leading to flooding situations. Additional work can include repair of damaged or worn parts of the drainage system. Town Staff will be notified at least five (5) working days before any non-emergency work, and any proposed new construction would require a wetlands permit.

At their last meeting in September, the Commission found the application would not constitute a significant impact to wetlands and watercourses.

A motion was made by P. Kilby to approve application IW 08/17 #010 for an Inland Wetlands Permit for the Town of Plainville for a general maintenance permit.

Seconded by: S. Emmendorfer

All in Favor 5 to 0

Motion Passes

Modifications:

1. No refueling or storage of hazardous materials within the wetlands or the upland review area.
2. Permit duration is five (5) years.
3. Silt fence shall be installed after cutting, and staff shall be called for inspection before any grubbing activity.

5. NEW BUSINESS

1. **IW 09/17 #012 – 0 Northwest Drive (MBL 04-A-01) – Metro Realty – Wetland Permit – Construction of a 33,600-sf building with associated site improvements, with a portion of the construction in the upland review area**

Metro Realty is proposing to construct a 33,600-sf warehouse with associated site improvements on the northern side of Northwest Drive. Construction of the storm water basins and drainage outfalls partially occur in the upland review area.

Metro Realty has received approval from the Farmington IWWC for work in their regulated area.

A motion was made by: T. Kijanka to find that application IW 09/17#011 for an Inland Wetlands Permit for general maintenance for the Town of Plainville **is not** a significant activity. The applicant was informed they would not need to be present for the Commission's decision on November 1, 2017.

Seconded by: S. Emmendorfer

All in Favor 5 to 0

Motion Passes

2. **IW 09/17 #013 – 311 New Britain Avenue – Calco Construction & Development – Wetland Permit – Construction of a 17,000 sf retail store with associated site improvements, with a portion of the construction in the upland review area.**

CALCO is proposing to construct a 17,054-sf retail building and a 12,000-sf pad site for future development with associated site improvements. There are wetlands located off the site to the west based on the towns wetland mapping.

The applicant presented the plan.

Atty. Timothy Hollister asked to address the commission. He discussed traffic and shared access. Staff informed the Commission that traffic and site access was not within their purview – that they should concentrate on actions relating only to disturbance of soils in wetlands and upland review areas. Attorney Hollister went on to explain that there is a disagreement with the applicant and his client about the wetland delineation. Atty. Hollister presented the commission with a soil report, accepted in 2000 and made part of the record, that contradicted the submitted soil report. The commissioners instructed the applicant and the abutting property owner to agree on a soil scientist and agree that once selected and approved, agree to abide by their findings. Those finding will be presented at the next meeting on November 1, 2017.

A motion was made by: T. Kijanka to table this application until an agreed upon soil scientist renders a new report the Commission can refer to. A determination of significance can be made in November. A decision may also be rendered on that date if the Commission so chooses.

Seconded by: S. McMahon

All in Favor 5 to 0

Motion Passes

6. BILLS AND COMMUNICATION

1. The Habitat 2017 Summer

7. MINUTES

A motion was made by: P. Kilby to accept the September 6, 2017 minutes as written.

Seconded by: T. Kijanka

Vote: 5-0 in favor

Minutes accepted

8. REPORTS

Town Planner – G. Daigle discussed next year's meeting schedule and noted that there was a conflict on July forth. The Commission decided to schedule the July meeting on Wednesday July eleventh

9. ADJOURNMENT

A motion was made by T. Kijanka to adjourn the meeting at 8:25 pm.

Seconded by: S. Emmendorfer

Vote: 5-0 in favor

Meeting adjourned at 8:25 pm

Respectfully Submitted,

Jennifer Dahlstrom

Jennifer Dahlstrom
Recording Secretary